

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
OCTOBER 17, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

ABSENT: Carpenter, Barrera, Salas, Shafer, Zuniga

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2012-292 | 123 Schreiner Pl. |
| 2. Case No. 2012-282 | 233 Claudia |
| 3. Case No. 2012-283 | 2100 N. Main |
| 4. Case No. 2012-133 | 2300 Broadway |
| 5. Case No. 2012-291 | 526 RiverWalk |
| 6. Case No. 2012-192 | 602 W. French Pl. |
| 7. Case No. 2012-288 | 126 Lavaca |
| 8. Case No. 2012-284 | 2800 Broadway |
| 9. Case No. 2012-290 | 327 E. Lullwood Ave. |
| 10. Case No. 2012-285 | 230 W. Lynwood Ave. |
| 11. Case No. 2012-287 | 524 E. Houston |

Commissioner Connor pulled item 6 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Guarino to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2012-192

Applicant: Office of Historic Preservation

Address: 602 W. French Pl.

The applicant is requesting a Finding of Historic Significance for the property at 602 W. French Pl. This property is known as the Frost Mansion and was built between 1910 and 1911 for T.C. and Lillian B. Frost. This house is one of the few remaining gilded age mansions built by prominent San Antonio's in what would later become the Monte Vista and Alta Vista neighborhoods. The house exhibits elements of a number of styles including Prairie, Arts and Crafts, Mission Revival, Classical, and some subtle Art Nouveau stylistic influences.

Staff recommends approval as submitted.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve as submitted.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2012-289

Applicant: Charles Riley

Address: 322 Furr Drive

The applicant is requesting a Certificate of Appropriateness for approval to remodel the existing house to expand the kitchen and add a master bathroom. The addition will be located on the east side of the home. It will have an asphalt roof with wood trim fascia and eave. The proposed walls will be stucco and the new windows will be aluminum clad wood to match the original windows on the home.

This case was reviewed by the Design Review Committee on October 9th, 2012. At that time the committee members noted that the addition is set back and the asymmetry of the proposed addition goes well with the style of the Tudor Revival home. The committee members also noted that vinyl windows are not recommended and that making the addition have a hip roof at the front and back that matches the pitch of the original house would be more appropriate. The committee members noted as well that although the removal of an existing wall is not reversible, it is kept low key.

Staff finds that although the proposed addition is appropriate in massing and proportions to the original house, construction of a side addition will obscure the original half-timbering elements that are characteristic of the Tudor Revival style on the gable of the original home and that a back addition would be more appropriate. Staff also finds that new additions, exterior alterations, or related new construction should not destroy historic materials or features and does not recommend removal of the existing side wall. In addition, staff finds that if the addition is removed in the future, the existing structure would be compromised and that the loss of the existing wall and the original windows on the side of the home would greatly diminish its integrity. Staff finds as well that the introduction of a low pitch gable is not appropriate for a Tudor Revival home and that a hip roof with a higher pitch that matches the existing hip roof of the home would be more appropriate. In addition, staff finds that the proposed gate is not in keeping with the style of the home and a less decorative gate would be more appropriate. In addition, staff finds that although the proposed side door material is appropriate, the design is not appropriate for the style of the home and a less decorative design would be recommended. Staff does not recommend approval as submitted based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to approve with DCR comments.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2012-293

Applicant: Peggy Perez

Address: 205 Camargo

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace three existing windows and window frames. The existing wood one-over-one windows and frames are deteriorated. The proposed replacement windows are Energy Star faux divided light metal windows.
2. Replace deteriorated and missing siding on the front of the home. The existing siding on the home is vinyl.

Staff finds that the existing wood windows and frames are very deteriorated. Staff finds, however, that the proposed replacement windows will significantly alter the appearance of the home from the street since two of the windows to be replaced are on the front of the structure. Staff also finds that the three windows in question are not the same size as the windows on the rest of the home, which are still functional, and may be the result of a later modification to the building. Staff finds that the house at 205 Camargo is in the Folk Victorian style, but has been modified from its original form.

1. Staff does not recommend approval as submitted. Staff recommends replacement with wood one-over-one windows to match the existing. If replacement with the proposed metal windows is approved, staff recommends that the muntons be removed to maintain the one-over-one appearance of the existing windows.

2. Staff recommends approval as submitted.

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Guarino to approve item 1 with the stipulation that replacement windows be wood one-over-one to match the existing.

Item 2 approved as submitted.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2012-286

Applicant: George Mendez

Address: 5318 San Pedro

Postponed per applicant.

15. HDRC NO. 2012-047

Applicant: Nick Naik

Address: 411 S. Flores

Postponed per applicant.

16. HDRC NO. 2006-322

Applicant: Christian E. Oviatt, General Manager

Address: 849 E. Commerce

The applicant is requesting a Certificate of Appropriateness for approval to adopt a master signage plan for Rivercenter Mall, rebranding the facility "The Shops at Rivercenter" and updating and expanding signage at the mall. A master signage plan is the mall's initial step toward a major redevelopment of the historic Joske's Building at the corner of E. Commerce St and Alamo St and an effort to bring more life to Blum St. The master signage proposal submitted addresses signage on five structures: the historic Joske's Building at 106 Alamo Plaza, Blum St. which runs between the Joske's Building and the

Menger Hotel, the Rivercenter Mall building at 849 E. Commerce, and the related and attached parking garages, one facing Commerce St. (the Commerce Garage) and one facing Crockett St. (the Crockett Garage).

(Total Existing: 2,868 sf; Total Proposed: 5,696.84 sf)

A. PROPOSED SIGNAGE ON THE JOSKE'S BUILDING INCLUDES:

1. Eight vertical blade signs on the west facade of the building. The proposed blade signs will display the names of the mall's tenants and will consist of a dark background with light letters. The signs will be double sided and 25' tall, extending a total of 3'4" from the façade of the building, including a 6" gap between the actual blade sign and the face of the building for a total of 133.5 square feet of signage per blade sign. They will attach to the façade at the top and the bottom. The signs will be externally illuminated with a pair of upturned flood lamps mounted to the existing canopy beneath each sign.
 2. Two signs mounted to the existing canopy at the mall entrances facing Blum St. and Alamo St. The proposed signs will measure 22'11-3/4" wide by 5'6" high for a total of approximately 126.5 square feet each. The proposed signs will be internally illuminated, reading "SHOPS AT RIVERCENTER" with the mall's new logo.
 3. Four anchor tenant logos placed within the existing vertical recesses at the corner of Alamo St and Blum St, at the corner of Commerce St and Alamo St, and at the building's southeast corner facing Commerce St. Currently each of these three recesses includes a vertical band of letters reading "RIVERCENTER". The existing recesses are approximately 7'9" wide and 31'6" high. The proposed signage would divide these vertical spaces into four equal parts, giving each of the four tenants one spot on both corners of the building. The proposed logo signs will be internally illuminated with white LEDs. The applicant is proposing two options in terms of the fabrication of these corner sign panels.
 - Option 1 includes acrylic logo and letters on aluminum pan backs, internally illuminated with white LEDs and mounted directly in the existing recesses at the corners of the building.
 - Option 2 uses curved 3" aluminum tube frames with perforated beige aluminum backs mounted within the existing recess to provide the framework for each of the four tenant signs. The actual signs would still include acrylic logo and letters on aluminum pan backs, internally illuminated with white LEDs.
 4. Two wall signs measuring 12' wide by 37-1/2" high mounted just below the roofline at the northwest and southwest corners of the existing building. The signs will read "Shops at Rivercenter" and will be fabricated of reverse channel letters with painted black face and returns. The letters will be mounted with 2" metal tube spacers 2" from the surface with non-corrosive fasteners. The signs will be internally illuminated with white LEDs.
 5. Four signs mounted to the existing canopy at street level on the north, west and south facades of the building. The signs will be located over entrances to stores of specific tenants of the Joske's Building and display those tenants' logos. Three of the signs will be approximately 7'3" wide by 5' high, composed of channel letters and internally illuminated. The fourth sign will be 13'5-1/4" wide by 10' high and will face Blum St. to the north of the Joske's Building.
 6. One new junior anchor tenant wall sign on the eastern part of the Commerce St. façade of the Joske's Building. The proposed sign will be 18' wide by 36" high and composed of channel letters flush mounted to glass. This sign is proposed to be installed on a modified façade from what is currently on this part of the Joske's Building. The modified façade incorporates large storefront windows with a white stone or tile entrance with the sign directly above it. At this time, the applicant is not requesting approval to perform the façade modifications shown in the submission.
 7. Two new wall mounted signs and four new awnings for a tenant in the western part of the Joske's Building, facing Commerce St. The proposed wall signs will measure 18' wide by 3' high and be composed of an aluminum cabinet with black background and white letters. The signs will be internally illuminated. The proposed awnings will measure 20' wide and project 8' from the façade with a 9" overhang displaying the business' name. These tenant awning and wall signs would be installed on a modified façade from what is currently on this part of the Joske's Building. At this time, the applicant is not requesting approval for the façade modifications shown in the submission.
- (Total existing signage on the Joske's Building: 295.99 sf; Total proposed signage on the Joske's Building: 2,385.43 sf).

B. PROPOSED SIGNAGE ON BLUM ST INCLUDES:

1. A series of street level awnings, 20' wide and projecting 8' from the building façade with a 9" vertical overhang where a tenant can display its business name. There are five new tenants projected to move into the spaces facing Blum St. and three of them would each have one awning; one tenant would have two awnings; and one tenant would have three awnings, for a total of eight awnings. Each tenant will also have one wall sign, measuring 9' wide by 3' high, installed over an awning and one wall mounted blade sign, measuring 3' by 3', for a total of 36 square feet of wall signage. Currently Blum St. has a series of street level canopies over entrances to the existing stores as well as some blade signs.

2. One replacement rooftop sign reading RIVERCENTER and one replacement logo sign, located at the termination of Blum St. The proposed signs will be the same size as the existing signs and will consist of 5" deep channel letters with white LED illumination, utilizing the existing framework.

(Total existing signage on Blum St. elevation: 111.82 sf; Total proposed signage on Blum St. elevation: 1,654.53 sf).

C. PROPOSED SIGNAGE ON THE RIVERCENTER MALL BUILDING AT 849 E. COMMERCE AND THE RIVERWALK LAGOON INCLUDES:

1. One new sign facing Commerce St. at the mall entrance just east of the Commerce St garage. The proposed sign will be attached to the existing posts just below the roofline with channel letters reading SHOPS AT RIVERCENTER and will replace an existing panel sign and blade sign over the entrance to the mall at this location. The proposed new sign will be 26' wide and 10' high with acrylic letters mounted to a green perforated background with a steel frame. A sign displaying the mall's new logo will also be installed above the proposed "Shops at Rivercenter" sign. The logo sign will be circular, with a 4'4-1/2" diameter. The existing colorful, ribbon-like display above the existing sign will be removed and a new masonry façade is proposed to be constructed in front of the glazed entrance.
2. Two new wall-mounted tenant signs and one new projecting blade sign at the Commerce St. entrance to the mall to the east of the Commerce St. parking garage. These signs will display tenant names. The dimensions of the proposed wall signs are not fixed, but the proposed blade sign will measure 10' high by 2'6" wide and will be double sided and internally illuminated.
3. Two new suspended blade signs displaying tenant names at the Commerce St. entrance to the mall. The blade signs will hang down within the proposed new stone entryway. The signs will be 8'4" wide by 6' high and double sided for a total of approximately 50 square feet of signage each.
4. Channel letters spelling RIVERCENTER attached to the existing wood trellis canopy at the mall/Riverwalk entrance on the east side of the Lagoon, facing Commerce St. The applicant is also proposing to install a decorative frame displaying the proposed new logo of the Shops at Rivercenter just below the existing wood trellis. The logo will be round with a 3'6" diameter and it will be internally illuminated. The applicant has proposed two options for this decorative frame: Option 1 includes two hanging planters, one at each side of the entrance; Option 2 does not include the planters.
5. One new blade sign mounted to an existing stone column supporting the wood trellis facing Commerce St. The proposed blade sign will be 10' high by 2.5' wide, double sided and internally illuminated for a total of 50 square feet of signage.
6. Three new tenant wall signs facing the Lagoon and mounted to the existing structure. Each of the proposed signs will measure 9' wide by 3' high for a total of 27 square feet of signage per tenant.
7. One decorative frame display over the existing mall entrance from the Lagoon, reading SHOPS AT RIVERCENTER with the mall's new logo suspended below it. The proposed sign will replace an existing arched sign and awning which reads RIVERCENTER and has the mall's current logo below it, but the proposed sign will be mounted higher up on the structure.
8. One new sign directly over the lagoon entrance reading FOOD COURT. This sign will consist of acrylic letters internally illuminated mounted to a decorative green aluminum tube framework. The proposed sign will be 20' wide and 19.5" high.

(Total existing signage on Rivercenter Building: 863.32 sf; Total proposed signage on Rivercenter Building: 389.58 sf).

D. PROPOSED SIGNAGE ON THE COMMERCE ST. AND CROCKETT ST. PARKING GARAGES AND THE MALL BUILDING FACING CROCKETT ST. INCLUDES:

1. Refacing of the existing directional and informational signs such as entrance and exit signs. The proposed signage will maintain the dimensions of the existing signs and will have white letters on dark green backgrounds with red and yellow accents.
2. One new vertical blade sign at each garage reading PARK to alert drivers to the presence of the parking garage. The proposed blade signs will replace existing blade signs that display the current mall name and logo. They will be double sided, internally illuminated, and 22'9" high by 4'10" wide, for a total of approximately 216 square feet per sign.
3. Refacing the existing rooftop sign on the Crockett St garage that reads RIVERCENTER and replacing the existing logo signs with the mall's new logo. The proposed new sign will be internally illuminated.
4. One new panel sign for the IMAX Theater with a black background and blue and white letters. The sign will be 11' wide by 4' high and internally illuminated. The sign will be attached to the existing wire mesh wall at the mall entrance facing Crockett St. adjacent to the Menger Hotel.

(Total existing garage signage: 1,596.87 sf; Total proposed garage signage: 1,267.30 sf)

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve with staff stipulations and with the additional stipulation that the blade sign proposed on the Alamo side be a lighter color background with darker letters.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.**17. Historic Design Guidelines**

Applicant: Office of Historic Preservation

Type of Work: Amendment to UDC

The Historic Design Guidelines were recommended for approval by the HDRC on October 3, 2012, with the stipulation that staff further develop the Site Elements chapter through consultation with local landscape professionals and SAWS. On October 8, 2012, a landscape advisory meeting was attended by landscape architects John Laffoon and Larry Clark, Historic Design Guidelines Advisory Committee member and HDRC Chair Tim Cone, Office of Sustainability representative Liza Meyer, and OHP staff. At that meeting, the attendees agreed that the guidelines were easy to understand but could use additional clarification regarding the appropriate allocation of xeriscaping techniques. The attendees agreed that provisions for the removal of turf in lawn areas should be introduced to the Guidelines. Overall, an emphasis was placed on the preservation of elements that are highly visible versus those that are not. Throughout the chapter, photos were replaced to shift the focus of the document away from the preservation of historic lawn areas. Later that day, OHP staff met with representatives from SAWS to discuss the role of the Design Guidelines within other city-wide water conservation programs. At that meeting, much attention was given to the specific phrasing of the guidelines to allow for the introduction of water conservation techniques while still preserving the overall appearance of historic properties.

The Historic Design Guidelines will be included into the Unified Development Code to supplement various articles of Chapter 35 of the UDC including Article III, Zoning; Article IV, Procedures; and Article VI, Historic Preservation and Urban Design, applicable to all properties within the historic zoning overlay. The Historic Design Guidelines will be viewable in their original format within the code or as a standalone document. The intent of the document is not to confuse or muddle the existing requirements, but to supplement and provide clarity to the Historic Preservation Code.

Staff recommends approval. The HDRC previously approved the Historic Design Guidelines, which will provide for greater predictability, consistency and clarity in the design-review process. The revised Site Elements chapter will aid applicants in the updating of historic properties to address modern-day landscaping and water conservation concerns.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to adopt as submitted.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez Connor

NAYS: None

THE MOTION CARRIED.**18. Historic District Creation Process Revision**

Applicant: Office of Historic Preservation

Type of Work: Amendment to UDC

The Office of Historic Preservation (OHP) has been requested by members of City Council to revise the current policy for the creation of local historic districts. The City's Unified Development Code (UDC) was amended in June 2010 setting the current district designation process.

The Office of Historic Preservation currently uses the policy set forth in the UDC Chapter 35, Article VI Historic Preservation and Urban Design, Division 2 Historic Preservation, Section 35-605 for the creation of local historic districts. The current process for designation can be initiated by any person owning property within the proposed area, the Historic Preservation Officer (HPO), the Historic and Design Review Commission (HDRC), the Zoning Commission, or City Council. After request for initiation, the OHP will hold at least one public meeting to announce the designation effort. Affected property owners and registered neighborhood associations are invited to attend via written notice from the OHP. Notified property owners have at least 90 days following the public meeting to provide written notice (signature form) in favor or opposition to the proposed district. Signature forms are provided to property owners by the OHP in the mailed public meeting notice and at the public meeting. Additional public meetings may be held. After a minimum of 90 days, the designation moves forward through the public hearing process unless the OHP receives written notice of 51% or more of property owners who oppose the designation. The public hearing process includes review by the HDRC, the Zoning Commission, and City Council. Property owners are notified by mail of the final district approval.

One concern with the current process is that it emphasizes the negative: the process moves forward *unless stopped* by the opposition. Another concern is a misunderstanding about abstention from voting. Because the process moves forward unless stopped by 51% or more in opposition, there has been a perception that not voting may be perceived as a “yes” or that those in favor of designation do not need to vote. Additional concerns include issues with the voting counts involving individual persons, individual parcels, land trusts, corporations, businesses, etc. The current policy allows each individual property owner one vote regardless of the number of properties owned. This has led to difficulties in verifying ownership and the number of individual property owners within a boundary.

Policies for local historic district creation in a number of other cities, including Dallas, Philadelphia, and Chicago, among others, were researched. Based on this data, five proposed alternatives to the district designation process were presented at the Quality of Life Council Committee Meeting on September 18, 2012. The recommendation by the Committee was to proceed with Option 2 which is outlined below as the “proposed changes.”

The proposed changes to the district designation process involve greater neighborhood participation. Following request for initiation and the initial public meeting, a neighborhood must submit a petition showing a “substantial” percentage (at least 30%) of owner support in order to begin the public hearing process. Provisions in the UDC will outline the minimum required information to be submitted in the petition from property owners. After receipt of the petition, the OHP will send written notice of the scheduled HDRC hearing to all affected property owners at least 30 days prior to the meeting date. Included with the notice will be comment cards for owners to return indicating favor or opposition to the district designation. The proposed changes allow all property owners within the boundary area a vote, and property owners with multiple properties will get a vote for each property.

Staff finds that the proposed changes focus on *support* of designation rather than opposition. The proposed changes require owners to demonstrate sufficient support prior to starting the public hearing process. This should encourage communication among neighbors and demonstrate that the neighborhood is in support before additional staff time and resources are invested in the process. Staff recommends approval of the proposed changes to the current local historic district designation process.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to approve as presented.

AYES: Cone, Guarino, Tak, Valenzuela, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

October 17, 2012

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- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:55 P.M.

APPROVED



Tim Cone
Chair